



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that the City of Newport Beach is considering a recommendation that the proposed project described herein will have no significant impact on the environment in compliance with Section 15070 of State CEQA guidelines.

Project Title and Location:

Big Canyon General Plan Amendment and Subdivision
1 Big Canyon Drive, City of Newport Beach

Description of Proposed Project:

The City of Newport Beach has completed an Initial Study and Mitigated Negative Declaration for the Big Canyon General Plan Amendment and Subdivision project. The property consists of a graded pad surrounded by disturbed areas of vegetation primarily with native and non-native ruderal species and a steep slope to the east vegetated primarily with native scrub species. Surrounding the property are single-family detached dwellings at the south and east, and single-family attached dwellings to the west. The golf course is contiguous to the site at the north with more single-family detached dwellings beyond. The applicant is proposing to subdivide a 1.9-acre parcel for the development of one single-family dwelling, which requires the approval of a three-part application: 1) A Parcel Map to subdivide a 1.9 acre portion of the golf course into a legal lot; 2) General Plan amendment to create a new lot on the General Plan Land Use Map and change the land use designation from "Parks and Recreation" to "Single Unit Residential – Detached"; and 3) amend the Big Canyon Planned Community (PC) to change the land use designation from "Golf Course" to "Low Density Residential" and modify the appropriate text and PC Land Use Map.

Date of Issue: November 7, 2008

Review Period: 20 Days

Anyone wishing to comment on the proposed Mitigated Negative Declaration should provide their written comments to the City of Newport Beach, P.O. Box 1768, Newport Beach, CA 92658; attention Russell Bunim, Assistant Planner, by December 1, 2008 (20-day comment period).

This notice is required to be filed with the County Clerk's Office for a period of not less than twenty (20) days, beginning November 7, 2008, and ending December 1, 2008.

A copy of the Initial Study and all documents referenced in the Initial Study are available for public review at Newport Beach City Hall between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, and during normal business hours at the other following locations:

City of Newport Beach, Planning Department
3300 Newport Boulevard
Newport Beach CA 92663

Newport Beach Public Library, Mariners Branch
1300 Irvine Avenue
Newport Beach, CA 92660

Newport Beach Public Library, Central Library
1000 Avocado Avenue
Newport Beach, CA 92660

Newport Beach Public Library, Balboa Branch
100 East Balboa Boulevard
Newport Beach, CA 92660

Newport Beach Public Library, Corona del Mar
420 Marigold Avenue
Corona del Mar, CA 92625

Date, Time and Location of Public Meeting, if any:

Tentatively scheduled: December 4, 2008, at 6:30 p.m. at the City of Newport Beach Council Chambers.
Please contact the City of Newport Beach Planning Department at 949-644-3233.

Contact Person:

Russell Bunim, Assistant planner
Planning Department
3300 Newport Boulevard
Newport Beach CA 92663
(949) 644-3236